

# REIA

REAL ESTATE INVESTORS ASSOCIATION  
WAYNE COUNTY

WEBSITE: [reiawaynecounty.org](http://reiawaynecounty.org)  
FACEBOOK: Wayne County REIA of Michigan

Wayde Koehler, President

313-819-0919

MAILING: P.O. Box 5341  
Dearborn, Michigan 48128

Volume 35

March 2019

Number 2

## MONTHLY MEETING

**TUESDAY March 5, 2019**

**NETWORKING & DINNER**

**\* Leon's Family Dining \***

23830 Michigan Ave, Dearborn • (313) 563-3713

East of Telegraph on Michigan Ave

6:00 - 7:15 .....Dinner & Networking

7:30 .....Meeting Starts

### TOPIC -

For our March 5th Meeting,  
its —

**Member Story Time!**

Members should bring  
their Stories, Good Deals,  
Bad Deals, Tenant Horror  
Stories, Inspection Stories.  
etc..

For More Info, Check the Website:  
[www.reiawaynecounty.org](http://www.reiawaynecounty.org)

For Any Questions Please Call:

Wayde Koehler, President 313-819-0919

## Next Meetings

**MONTHLY MEETING**

*Tuesday March 5, 2019*

**BOARD OF DIRECTORS**

*Tuesday March 12, 2019*

**YOU ARE INVITED TO THE  
MONTHLY INVESTOR GET-TOGETHER!**  
Hosted by our Vice President , Bill Beddoes  
RED LOBSTER • 13999 Eureka Rd • Southgate

**3RD TUESDAY MEETING**

**March 19, 2019 @ 6:00PM**

**WHEN: 3rd Tuesday of the month**

Join us for a casual evening with like-minded individuals  
to share your stories, discuss your issues and learn more  
about our investing community!

**FREE ADMITTANCE** *just make sure you pay for your food. :)*  
We hope to see many of you there, and feel free to bring  
a friend or two.

**For More Info Call :** Bill Beddoes (734) 934-9091

*Real Estate Investors Association of Wayne County*

**WWW.REIAWAYNECOUNTY.ORG**

# Membership Application

New Member ( ) Renewal ( )

## ANNUAL DUES Family — \$135.00 - (One Address — 2 People)

Single meeting fee for non-members is \$20.00 per person, which will be applied to the annual dues if you join the next month.  
(we hope this will encourage people to join)

Fill Out Form and Mail or Fax to: R.E.I.A. • P.O. Box 5341 • Dearborn, Michigan 48128

Make Check Payable to: REIA — *Wayde Koehler, President 313-819-0919*

Name \_\_\_\_\_ Spouse \_\_\_\_\_

Mailing Address \_\_\_\_\_

City/State/Zip \_\_\_\_\_

Phone No.: Home \_\_\_\_\_ Work \_\_\_\_\_

How did you hear about us??: \_\_\_\_\_ Referred by a member?? Their Name \_\_\_\_\_

Business Name(if applicable) \_\_\_\_\_

EMAIL ADDRESS \_\_\_\_\_ Can you volunteer some time, talent or information??

Tell us the companies you use and see if we can advertise for them.

FOR RENEWING MEMBERS: Any questions/comments on how to better our organization??

## REMINDER!!

### Investor Get-Together

RED LOBSTER • 13999 Eureka Rd • Southgate

**MARCH 19<sup>TH</sup>**

**3RD TUESDAY OF THE MONTH**

*Meeting Starts at 6:00pm*

### Real Estate Investors Association of Wayne County

P.O. BOX 5341 • Dearborn, Michigan 48128

24hr recording (313) 437-2945

WEBSITE: [www.reiawaynecounty.org](http://www.reiawaynecounty.org)

Facebook — [Wayne County REIA of Michigan](#)

## Next Meetings

### MONTHLY MEETING

*Tuesday March 5, 2019*

### BOARD OF DIRECTORS

*Tuesday March 12, 2019*

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Treasurer - - - - - WAYDE KOEHLER .....(313) 819-0919

Vice President - - - BILL BEDDOES .....(734) 934-9091

Parliamentarian - - - BILL BEDDOES .....(734) 934-9091

Secretary - - - - - MIKE SLOAN .....(313) 6185277

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Michael Gunderson 313-506-7869

Dave Moody 734-362-3328

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## Around Town with Real Estate Investor Groups

(call each group for details)

- **OAKLAND R.E.I.A.**  
www.Reiafoakland.com
- **Macomb Property Owners Association**  
Cocktails/Dinner 6-6:30 pm • Meeting 7:00 pm -  
For More Info Call: 586-977-7372
- **Monroe County Landlord Association**  
6:30-7:30 pm Social/Dinner •  
7:30 pm Meeting  
(734) 457-5758
- **American Landlord Association**  
Northwest Activity Center  
877-247-3372
- **Real Estate Investors Association of**  
★ **Wayne County (REIA of Wayne Co)**  
**1st Tuesday of every Month**  
6:00 pm Networking  
**Leon's • (313) 563-3713**  
**23830 Michigan Ave, Dearborn**  
7:15 Announcements • 7:30 pm Meeting  
(313) 347-1401 • 24 hr Answering Machine
- **Real Estate Investors Association of**  
★ **Wayne County (REIA of Wayne Co)**  
**3rd Tuesday of the Month**  
**Red Lobster • 13999 Eureka Rd • Southgate**
- **Jackson Area Landlords**  
6:30 pm Meeting  
517-596-2592
- **Toledo Real Estate Investors**  
Sullivan Hall @Gescu Parish  
2049 Parkside @Bancroft  
6:45 pm Meeting  
(419) 283-8427
- **Southeast Michigan**  
**Real Estate Investor Association**  
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Novi, Michigan  
(248) 692-1100



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9/18

# Federal judge upholds delay of anti-segregation housing rule

*HUD says its procedure to create housing assessments was poorly designed*

Juliet Linderman - ASSOCIATED PRESS

WASHINGTON — A federal judge has up-held a decision by the Department of Housing and Urban Development to delay an Obama-era anti-discrimination rule.

Chief Judge Beryl A. Howell of the U.S. District Court for the District of Columbia on Friday threw out a lawsuit filed by a group of civil rights organizations challenging HUD's delay of the Affirmatively Furthering Fair Housing rule.

Finalized in 2015, the rule for the first time required more than 1,200 jurisdictions receiving HUD block grants and housing aid to analyze housing stock and come up with a plan for addressing patterns of segregation and discrimination. If HUD determined that the plan, called a Fair Housing Assessment, wasn't sufficient, the city or county would have to rework it or risk losing funding.

HUD said in January that it would immediately stop reviewing plans that had been submitted but not yet accepted, and jurisdictions won't have to comply with the rule until after 2020. The agency said the postponement was in response to complaints from communities that had struggled to complete assessments and produce plans meeting HUD's standards; of the 49 submissions HUD received in 2017, roughly a third were sent back. In delaying the rule, HUD reverted to its previous process for evaluating discrimination in housing.

"What we heard convinced us that the Assessment of Fair Housing tool for local governments wasn't working well," HUD said in the statement. "In fact, more than a third of our early submitters failed to produce an acceptable assessment - not for lack of trying but because the tool designed to help them to succeed wasn't helpful."

Civil rights organizations including National Fair Housing Alliance, Texas Appleseed and Texas Low Income Housing Information Service sued HUD and Secretary Ben Carson earlier this year. The suit argued that Carson didn't follow the procedures necessary to suspend such a rule, and that the delay violates the Fair Housing Act, which requires jurisdictions to take active steps to combat segregation.

Howell rejected the groups' request for a preliminary injunction and blocked the state of New York from joining suit. She wrote in her order the delay of the AFFH rule hasn't caused harm to the groups or impeded their ability to do their jobs.

"We are deeply disappointed that the court did not recognize the importance of immediately and fully reinstating the mechanisms needed to implement the Affirmatively Furthering Fair Housing Rule," the National Fair Housing Alliance said in a statement.

Last week, HUD proposed changes to the rule and solicited public comments on possible amendments.

*Reprinted from the Detroit Free Press & Submitted by Wayde Koehler, President R.E.I.A. of Wayne County*

Real Estate Investors Association of Wayne County

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## SSD: Make Your Old Computer Your New Computer

The solid-state drive (SSD) has swiftly become the go-to upgrade to breathe new life into an ageing computer, and for good reason too. An SSD swiftly brings an old laptop or desktop up to date with modern machines in just a single step.

The price of solid-state memory has fallen dramatically in recent years. As costs have dropped, the popularity of the technology has increased exponentially. At one time an SSD was a rare treat for serious PC enthusiasts, now it's cheaper and more readily available than ever. No other single solution is as cost-effective, quick to swap, and impressively effective as swapping out an old hard drive in favor of the faster and more modern SSD.

### Out with The Old

The hard disk drive (HDD) is a technology that dates back as far as the 1950s. They became the default solution all PCs would use for decades to come. Most old laptop and desktop machines still contain their original, worn hard drives they left the factory with.

The HDD was a mostly mechanical device. Inside a solid outer casing was a series of spinning disks arranged in a delicate stack known as a platter. Each disk could read and save data using a tiny needle moving across the disk's surface.

The technology looked and worked much like a miniature record player. Like a record player, widely in use at the time that hard drives were developed, the hard drive had some serious drawbacks in their use.

The series of tiny disks and needles that made up the HDD were incredibly



fragile. Vulnerable to dust or movement, computers commonly succumbed to hard drive failures that rendered the machine and its stored data unusable. Occasionally, simply moving a laptop while reading or writing data can damage a hard drive's spinning disk.

### In with The New

The primary reason to switch to a more modern SSD, on top of their impressive durability, is the incredible increase in speed. The SSD has no moving parts at all, working more like a digital camera memory card than a vinyl record player.

An SSD simply makes the process of retrieving and saving data to storage many times faster. Eliminating the mechanical component, removing the need to move a physical disk, and not needing to physically pick up the data means a much faster and smoother operation.

Computer startup, where the operating system loads all its data from storage, can take as little as one-quarter of the time of a comparable HDD. Additionally, loading regular applications and data from an SSD takes a fraction of time of an HDD.

An SSD completely breathes new life into an old machine. Computers with an SSD replacement for the hard drive feel like using an entirely new machine for a fraction of the cost.

Replacing the main mechanical component additionally eliminates wear and tear working to break down your machine. While an HDD slows over time, degrades, and can eventually

suffer mechanical failure; an SSD remains as durable as the day it was purchased.

### Ideal Laptop Upgrade

In a laptop setting, the SSD makes complete sense. They require less power than older hard drives, making the most of your battery charge.

In addition, not needing a large disk platter, mechanical parts, or protective outer case means they are about half the weight of a mechanical drive. Making an old machine lightweight brings it another step closer to a modern machine.

They run almost silently too. The familiar click-clack of the hard drive inside a laptop is a thing of the past. Many users comment on the noise their laptop used to make starting up and loading programs. Noisy laptops are a tech throwback we're happy to leave behind.

For many who feel like their old laptop or desktop is showing its age, the prohibitive cost of purchasing a whole new machine keeps them invested in their old one. A simple, fast SSD upgrade can make your old machine new again at a much smaller price. If swapping long startups, and slow load times sounds right for you, consider upgrading to an SSD. You won't look back.

**Give IT Network a call at 313-642-7580, and we can give your machine a new lease on life.**

# ***Ex-Treasury worker charged with embezzling***

**Paul Egan • Detroit Free Press/USA TODAY NETWORK**

LANSING — A retired Michigan Treasury Department official has been charged with embezzling more than \$50,000, following a tip from a taxpayer, the Attorney General's Office announced Friday.

"While it's incredibly disappointing to know that a former state employee appears to have taken advantage of her position to enrich herself, I am incredibly proud of the work our team of investigators did to bring this case to light," Attorney General Dana Nessel said in a news release. "I know justice will prevail."

**Cheryl Anne Hall, 63, of Traverse City is charged with:**

- **One count of embezzlement by a public official of at least \$50,000 but less than \$100,000, a 15-year felony.**
- **Three counts of identity theft, a five-year felony.**
- **Three counts of allowing a false statement to be made in a tax return, a five-year felony.**
- **Three counts of larceny by conversion, a five-year felony.**

The number of taxpayers victimized was fewer than 100, said Kelly Rossman-McKinney, a spokeswoman for Nessel. It wasn't immediately clear how the money was taken. The news release said the Treasury Department has made sure all victims were credited or reimbursed.

Hall was a general office assistant who worked in the cashier area of the Traverse City field office, Treasury spokesman Ron Leix said. She retired from state employment in June 2016 after 37 years of state service, 21 of which were with Treasury, he said.

A warrant was issued Friday by Judge Robert Cooney of the 86th District Court in Traverse City, Nessel said.

The charges follow a two-year investigation prompted by a tip from a taxpayer who noticed payment discrepancies, the release said. The Treasury Department's internal investigation revealed "a sophisticated payment scheme."

Treasury then asked the Michigan State Police and the Attorney General's Office to conduct a criminal investigation, which resulted in the charges.

"State of Michigan employees are expected to be honest, transparent and good stewards of the public's money," said Treasurer Rechael Eubanks.

"When they aren't, they must be held accountable. I am proud of Treasury's staff for taking quick action to have this thoroughly investigated and for identifying and implementing improved technology and procedures to protect Michiganders."

Only taxpayers dealing directly with the Traverse City field office, either in person or by mailing payments and/or forms to that office, were affected, Leix said. Updated procedures, practices and technology have been put in place to prevent the type of activities the former employee was allegedly engaged in.

Anyone with additional information regarding this case, including any resident who submitted tax returns to the Traverse City office and thinks they might have been defrauded, is asked to call the Cadillac State Police post at 231-779-6040.

*Contact Paul Egan: 517-372-8660 or [pegan@freepress.com](mailto:pegan@freepress.com). Follow him on Twitter@paulegan4.  
Reprinted from the Detroit Free Press and Submitted by Wayde Koehler, President R.E.I.A. of Wayne County*



*Trowbridge Law Firm, P.C.*

7/17

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mgunderson@trowbridgehouse.com

**In December, Michigan opened the legal door to recreational consumption of marijuana.**

I think that every landlord in the state is wondering what effect that change will have on their business.

Although it is impossible to answer all those questions this soon, there seems to be a few things that are clear:

- Landlords will still be able to prohibit smoking in their rentals (although adding a mention of marijuana to the lease might be a good idea).
- Possession of small amounts is legal, and cannot be prohibited.
- Consuming marijuana, in its edible/ drinkable forms, can't be prevented.
- Misbehaviors related to intoxication are still illegal, and can still be cause for eviction.

The law has not defined any answer to the question "where are we going to get it?" This leaves lots of room for illegal growing and trafficking, which remain illegal for recreational users.

— Ralph McGonegal

*Reprinted from the JALA News*



CPA's & ADVISORS

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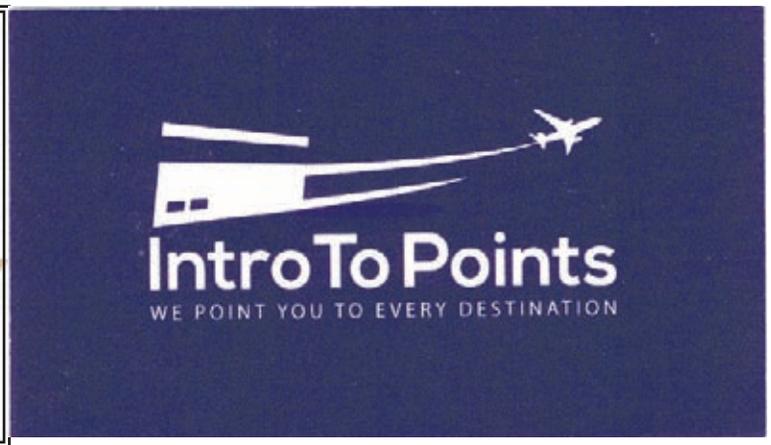
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# RECENT SPEAKERS

- February 2019** . . . . Rob Mendrzycki, from IT Network
- January 2019** . . . . Jeff Campeau - Mellen, Smith & Pivoz, PLC Bingham Farms, Michigan.
- October 2018** . . . . Katie Pagaduan - Sherwin Williams Paint
- September 2018** . . . Fearless Leader, Wayde Koehler
- June 2018** . . . . . Annual Picnic
- May 2018** . . . . . Rob Baumgardner - Lift and Level of Howell, Michigan.
- April 2018** . . . . . Eric Gunderson - IntroToPoints - (313) 655-5266
- March 2018** . . . . . Home Depot - David Kahmuza - Mid-West Regional Rep.- (248) 826-8907
- February 2018** . . . . Open Forum with President, Wayde Koehler
- Jan 2018** . . . . . Jeff Campeau is a partner with the accounting firm  
Mellen, Smith & Pivoz, PLC in Bingham Farms, Michigan.
- Feb 2017** . . . . . Cara Middleton, Freshwater Vacation Rentals
- March 2017** . . . . . JOEDY PATRICK Midwest Executive Vice President
- April 2017** . . . . . Michael Jeffreys
- May 2017** . . . . . Loren Romain, a certified EPA lead paint instructor,
- June 2017** . . . . . Picnic
- July** . . . . . Summer Break
- August 2017** . . . . "Everything You Always Wanted to Know  
About Rentals, but Were Afraid to Ask"



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Agent - CISR ELITE  
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**SPEAKERS COMMITTEE**

**Jerry Kirschner 248-867-0744**

If you have any suggestions for speakers,  
drop us a line at: [www.reiawaynecounty.org](http://www.reiawaynecounty.org)  
or email him at: [gkirsch888@aol.com](mailto:gkirsch888@aol.com)

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## Reverse exchanges, a safe harbor with IRS revenue procedure 2000-37

DEAR MR. DUMAN: I have heard of “simultaneous tax deferred exchanges” of real estate, and “delayed exchanges.” What is a “reverse exchange?” - J.D., Vallejo

Dear j.D.: Your question is one of interest for many of our other readers. I am pleased to have a response to your question from Richard A. Goodman, a well-known real estate lawyer.

“Goodman has authored a number of articles on federal tax law, as it applies to real estate.

Goodman discusses “the New Safe Harbor for Reverse Exchanges” as follows:

In a “reverse exchange, “ the purchase of a Replacement Property (i.e., the property being acquired by the taxpayer) occurs prior to the sale of the Relinquished Property (i.e., the property being disposed of by the taxpayer).

At long last, the IRS has provided guidance for reverse exchanges of Investment real estate. It comes in the form of Revenue Procedure 2000-37, which was issued on September 15, 2000.

Reverse exchanges, usually, are structured in one of two ways, both of which are covered by Revenue Procedure 2000-37.

In the more common structuring, the Replacement Property is purchased from its seller by an intermediary (the ‘accommodation party’), which holds title until the Taxpayer is ready to sell the Relinquished Property. At that time, the Taxpayer exchanges the Relinquished Property for the Replacement Property, and the intermediary then sells the Relinquished Property to the intended buyer.

In the other types, the accommodation party, immediately after acquiring the Replacement Property, exchanges it with the Taxpayer for the relinquished Property. The intermediary then holds the Relinquished Property until it can be sold to a Buyer.

This new Revenue Procedure is not easy reading, as it introduces several new terms:

- > Qualified Indicia of Ownership (“Ownership”) is defined as ownership of either the Relinquished Property or the Replacement Property or of an entity, which owns one of those properties.

- > Exchange Accommodation Titleholder (“Titleholder”) is defined as a taxable person or entity which acquires Ownership and holds it in a Qualified Exchange Accommodation Agreement (QEAA).

- > Qualified Exchange Accommodation Agreement (“Accommodation Agreement”) Is defined as a written agreement between the Taxpayer and the Titleholder.

Revenue Procedure 2000-37 provides what is called a ‘safe harbor.’ The IRS will not challenge a reverse exchange if the property is held in a QEAA, the requirements of which are as follows:

- > The Titleholder must acquire Ownership of the Relinquished Property, the Replacement Property or of a qualifying entity.
- > Within five days after the Titleholder acquires Ownership, the taxpayer and the Titleholder must enter into an Accommodation Agreement, under which the Titleholder agrees to be treated as the owner of the property for tax purposes.
- > Within 45 days after the Title holder acquires Ownership of the Replacement Property, the Relinquished Property must be properly identified.
- > Within 180 days after the Titleholder acquires Ownership, the property must be transferred. The Accommodation Agreement also may include any of the following terms:
  - > The taxpayer may indemnify or advance funds to the Titleholder.
  - > The property held by the Titieholder may be leased to the taxpayer.
  - > The taxpayer may manage the property or construct the improvements on it.

Revenue Procedure 2000-37 does not answer all questions regarding reverse exchanges. For example, it does not explain how certain payments are to be handled in the exchange computation, and it does not resolve whether the Titleholder is entitled to a depreciation deduction.

This mvenue procedure, however, provides stability and predictablility to reverse exchanges and its issuance is a watershed event. Because of its complexities taxpayers attempting reverse exchanges should get expert advice.

Readers may address their questions to The Real Estate Lawyer, Fred M. Dunaan, P.O. Box 2792, Castro Valley, California 94546. *Readers are cautioned that these answers are not intended to be the basis for any action or reliance by the reader.* — Website at [www.dumanlaw.com](http://www.dumanlaw.com)  
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11/18



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## Real Estate



**"Once in a while, a pumpkin may suddenly change into a carriage or a mouse may turn into a horse. Other than that, it's a charming little country cottage!"**

## HOPE YOU CHECKED OUT OUR LIBRARY!

Our Library will be available (for 1/2 hr) before our meeting or reserve a book

**7:00 pm - 7:30 pm**

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*Real Estate Investors Association of Wayne County*

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# WEB SITE CORNER

This new column of useful website addresses is a new addition to our newsletter format. If you wish to have a website featured in this column please email [reianews@aol.com](mailto:reianews@aol.com)

- [www.reiaofOakland.com](http://www.reiaofOakland.com) . . . . . REIA of Oakland.
- [www.nationalreia.com](http://www.nationalreia.com) . . . . . National Headquarters
- [www.irs.gov](http://www.irs.gov) . . . . . IRS Website
- [www.bendover.com](http://www.bendover.com) . . . . . Govt. Red Tape Help
- [www.taxsites.com](http://www.taxsites.com) . . . . . Tax and Accounting
- [www.unclefed.com](http://www.unclefed.com) . . . . . Online Tax Resource
- [www.courts.michigan.gov/](http://www.courts.michigan.gov/) . . . . . Michigan Courts
- <http://www.michigan.gov/taxtrib> . Tax Appeals
- <http://www.ask-the-rehabber.com>

## State Criminal Records:

- [www.state.mi.us/mdoc/asp/otis2.html](http://www.state.mi.us/mdoc/asp/otis2.html)..... Offender Tracking System (OTIS)
- <http://apps.michigan.gov/ichat/home.aspx> ..... Criminal History Check (ICHAT)
- <http://www.oakgov.com/crtsOO04/main> ..... Oakland County District Court Case Search
- [www.mipsor.state.mi.us/](http://www.mipsor.state.mi.us/)..... Michigan Sex Offender: (PSOR)

## Are You Looking For Houses To Buy???

- [www.realtor.com](http://www.realtor.com)
- [www.buyowner.com](http://www.buyowner.com)
- [www.fsbo.com](http://www.fsbo.com)
- [www.hud.org](http://www.hud.org)
- [www.historicproperties.com](http://www.historicproperties.com)

## Are you looking for comps?

- [www.homeradar.com](http://www.homeradar.com)
- [www.realestate.yahoo.com/realestate/homevalues](http://www.realestate.yahoo.com/realestate/homevalues)

## Need to find someone?

- [www.555-1212.com](http://www.555-1212.com)
- [www.anysho.com](http://www.anysho.com)

## Lead Base Paint Pamphlets?

- [www.hud.gov.lead](http://www.hud.gov.lead)

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Send us your email for meeting reminders and to get your newsletter sent to you. Or fax your email address to us at 313-386-7600 or [reiaWaynecounty.org](http://reiaWaynecounty.org) or

*24hr recording (313) 437-2945*

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